

## LOCATION

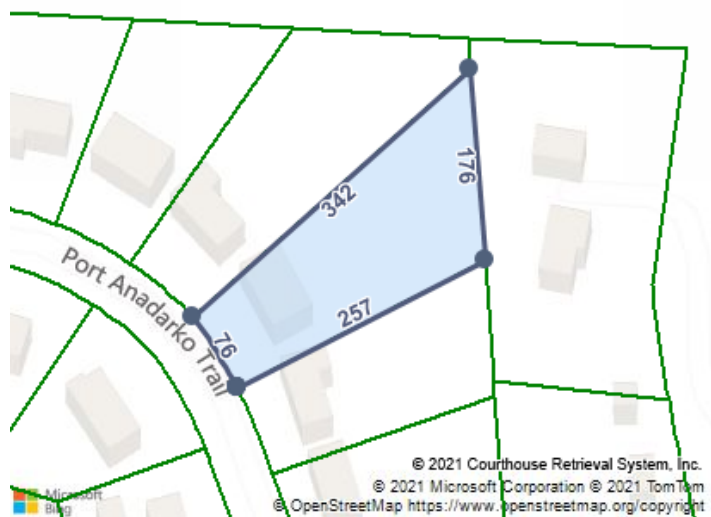
<b>Property Address</b>	5903 Port Anadarko Trl Hermitage, TN 37076-3234
<b>Subdivision</b>	Lake Park
<b>County</b>	Davidson County, TN

## PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Single Family Dwelling
<b>Improvement Type</b>	Single Family
<b>Square Feet</b>	3149

## GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	098-01-0-039.00
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	
<b>District/Ward</b>	GSD
<b>2010 Census Trct/Blk</b>	156.10/3
<b>Assessor Roll Year</b>	2020



## CURRENT OWNER

<b>Name</b>	Henry Shannon G
<b>Mailing Address</b>	5903 Port Anadarko Trl Hermitage, TN 37076-3234

## SCHOOL ZONE INFORMATION

<b>Ruby Major Elementary School</b>	1.0 mi
Elementary: Pre K to 4	Distance
<b>Donelson Middle School</b>	3.9 mi
Primary Middle: 5 to 8	Distance
<b>McGavock High School</b>	5.3 mi
High: 9 to 12	Distance

## SALES HISTORY THROUGH 09/24/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/16/2001	\$204,900	Henry Shannon G		Warranty Deed		200104180038445
3/23/1995		Dockum Russell E & Delores B Trust		Quit Claim Deed		9634/394
5/19/1978	\$63,830	Dockum Russell E Et Ux		Warranty Deed		5289/581
10/21/1977	\$8,500	Higgason A C Jr & Woodall John		Warranty Deed		5212/765
7/27/1977	\$8,600	Dockum Russell E Etux		Warranty Deed		5177/934
5/7/1976		Bg Corporation		Quit Claim Deed	141	5034/965
7/6/1964		T & R Inc		Warranty Deed	7	3786/94A
7/1/1964		T & R Inc		Warranty Deed	9	3786/94

## TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2021	<b>Assessment Year</b>	2021		
<b>Appraised Land</b>	\$69,300	<b>Assessed Land</b>	\$17,325	<b>General Services District</b>	3.788

<b>Appraised Improvements</b>	\$322,600	<b>Assessed Improvements</b>	\$80,650
<b>Total Tax Appraisal</b>	\$391,900	<b>Total Assessment</b>	\$97,975
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

## TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020		\$2,624.14	\$2,624.14
2019		\$1,908.53	\$1,908.53
2018		\$1,908.53	\$1,908.53
2017		\$1,908.53	\$1,908.53
2016		\$2,121.90	\$2,121.90
2015		\$2,121.90	\$2,121.90
2014		\$2,121.90	\$2,121.90
2013		\$2,121.90	\$2,121.90

## MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/09/2009	\$49,000	Henry Shannon Gold Henry Lord Ron	First Tennessee Bank	200906250059215
05/08/2006	\$50,000	Henry Sannon Gold Henry Ronald	First Tennessee Bank	200605230060344
04/16/2001	\$163,900	Henry Shannon G	National Bank	200104180038446

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

Type	Single Family	Condition		Units	1
Year Built	1978	Effective Year		Stories	1
BRs	4	Baths	2 F H	Rooms	8

Total Sq. Ft. 3,149

Building Square Feet (Living Space)	Building Square Feet (Other)
Base Area 1980	Mas Patio 594
Basement 990	Screen Pch 198
Overhang 10	Open Porch 100
Frame Add 169	

## - CONSTRUCTION

<b>Quality</b>		<b>Roof Framing</b>	
<b>Shape</b>		<b>Roof Cover Deck</b>	
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	
<b>Foundation</b>	Part-Bmt	<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	Htg/Clg
<b>Exterior Wall</b>	Brick	<b>Heat Type</b>	Heating/Cooling
<b>Structural Framing</b>	Typical	<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	

## - OTHER

Occupancy	Building Data Source
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## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Gar Door	2		

## PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Dwelling	Lot Dimensions	78 X 339
Block/Lot	/212	Lot Square Feet	33,977
Latitude/Longitude	36.168758°/-86.586815°	Acreage	0.78

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Rs15: Single Family -(15,000 Square Foot Lot)	Special School District 2	
Owner Type			

## LEGAL DESCRIPTION

Subdivision	Lake Park	Plat Book/Page	
Block/Lot	/212	District/Ward	GSD
Description	Lot 212 Re-Sub Lots 211 Th 214-B Lake Park Sec 4 / Neighborhood Code And Name: 6235 Lake Park-Roxborough		

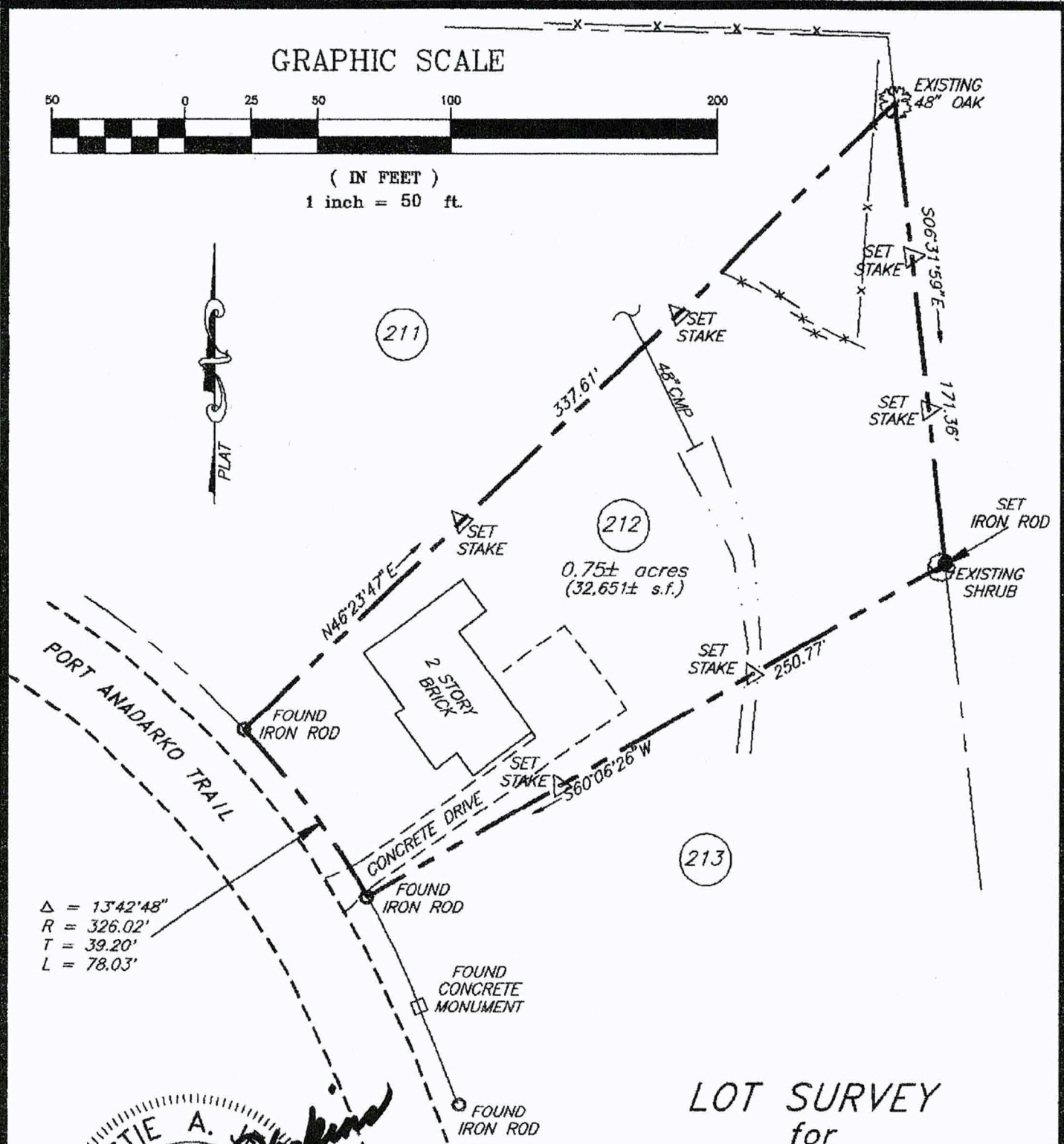
## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0287H	04/05/2017

### GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



$\Delta = 13^{\circ}42'48"$   
 $R = 326.02'$   
 $T = 39.20'$   
 $L = 78.03'$

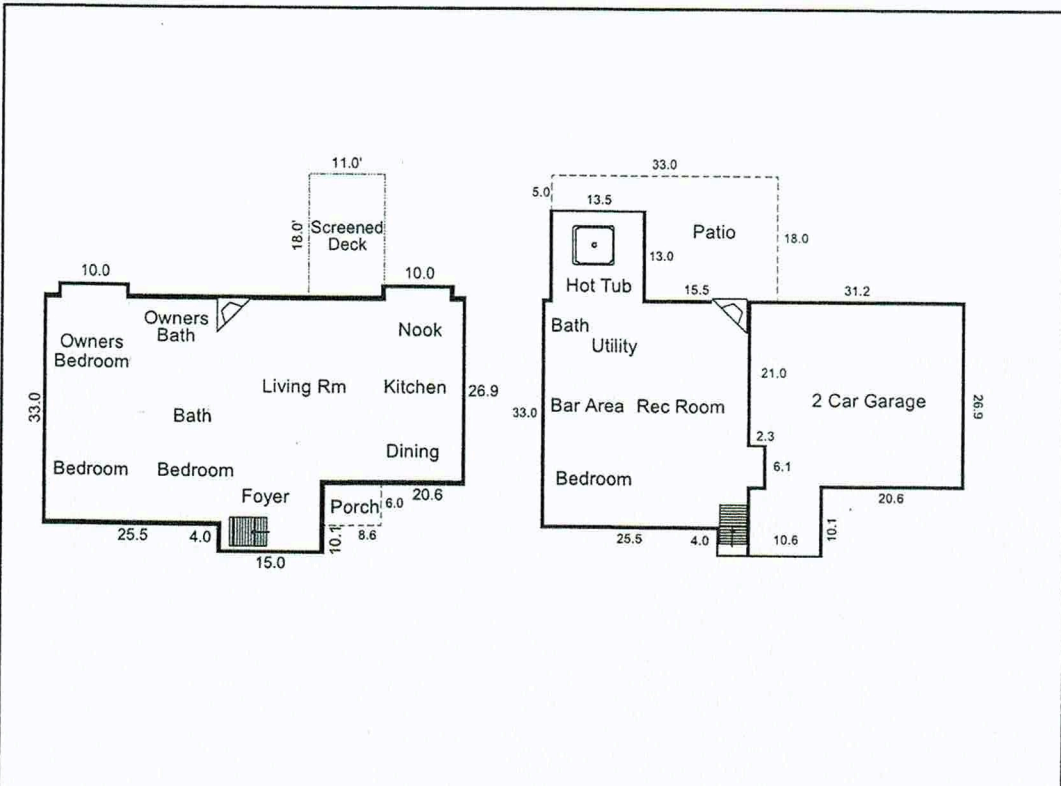


## LOT SURVEY for

Ron & Shannon Henry  
 5903 Port Anadarko Trail  
 Lot 212 of the  
 Lake Park - Section 4 Subdivision  
 Tax Map 98-1, Parcel 39  
 Instrument No. 20010418-0038445  
 Plat Book 5190, Page 15  
 Davidson County, Nashville, Tennessee  
 Date: July 17, 2002 Scale: 1" = 50'  
 Revision Date: July 22, 2002

## Building Sketch

Client	RON HENRY			
Property Address	5903 PORT ANADARKO TRL			
City	HERMITAGE	County DAVIDSON	State TN	Zip Code 37076-3234
Borrower	N/A			


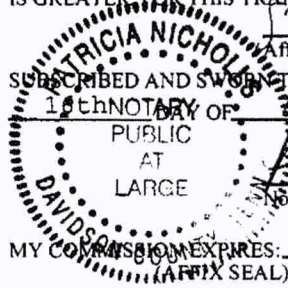


Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1986.6	1986.6
BSMT	Basement Garage	932.3	
	Basement Finished	1197.5	2129.8
P/P	Porch	51.6	
	Patio	418.5	
	Screened Deck	198.0	668.1
Net LIVABLE Area		(Rounded)	1987

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	1.8 x 10.0	18.0
	1.8 x 10.0	18.0
	15.0 x 37.0	555.0
	20.6 x 25.9	554.1
	25.5 x 33.0	841.5
5 Items		(Rounded)
		1987



<p style="text-align: center;"><b>WARRANTY DEED</b></p> <p style="font-size: small;">Davidson County DEEDWARR                  Recvd: 04/18/01 14:38 2pgs                  Fees: 11.00 Taxes: 758.13</p>  <p style="text-align: center; font-weight: bold; font-size: large;">20010418-0038445</p>	<p>STATE OF TENNESSEE                  COUNTY OF DAVIDSON                  THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ <u>204,900.00</u></p> <p style="text-align: right; font-size: small;">Affiant <i>Shannon G. Henry</i></p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>10th</u> DAY OF <u>April</u>, 20<u>01</u></p> <p style="text-align: center; font-size: small;">NOTARY OF PUBLIC AT LARGE Notary Public</p> <p style="text-align: right; font-size: small;">MY COMMISSION EXPIRES: <u>March 29, 2003</u> <i>1/29/05</i></p> 
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**THIS INSTRUMENT WAS PREPARED BY**  
 METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon G. Henry (NAME)	National Bank of Commerce (NAME)	MAP 98-1
5903 Port Anadarko (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 39
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Russell E. Dockum and Delores B. Dockum Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon G. Henry, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 212, on the Plan of the Resubdivision of Lots 211, 212, 213, 214, 214A and 214B of LakePark, Section 4, of record in Plat Book 5190, Page 15, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Russell E. Dockum and wife, Delores B. Dockum, by deed from Contempo Homes, a partnership composed of A. Clyde Higgason, Jr. and John Woodall, of record in Book 5289, Page 581, Register's Office for said County. See also Quitclaim Deed to The Russell E. Dockum and Delores B. Dockum Revocable Living Trust of record in Book 9634, Page 394, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5063, Page 369; Book 4787, Page 516; Book 5018, Page 625, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5190, Page 15, said Register's Office.

unimproved ( )  
 This is improved (  ) property, known as 5903 Port Anadarko, Hermitage, TN 37076  
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

STATE OF Tennessee  
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell E. Dockum and Delores B. Dockum, Trustees of the Russell E. Dockum and Delores B. Dockum Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be to be Trustees of the Russell E. Dockum and Delores B. Dockum Revocalbe Living Trust, the within named bargainor, and that they as such Trustees, being authorized so to do executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2001.

My Commission Expires: 3/23/03

1/29/05

*Patricia Nicholls*

